



September 18, 2013

Mr. Matthew Tucker
City of Madison Zoning Administrator
215 Martin Luther King Jr. Blvd
Rm. LL-100, Municipal Bldg
Madison, WI 53710

**RE: CONDITIONAL USE APPLICATION – Letter of Intent
 UW HOSPITAL RAMP EXPANSION
 610 Highland Avenue
 University of Wisconsin-Madison**

Dear Mr. Tucker:

This is an application for a Conditional Use request for a proposed 60,000 gross square foot addition (footprint) to the south and east of the existing UW Hospital (Lot 75) Parking Ramp. The expansion will provide approximately 780 additional parking spaces with a net increase of approximately 357 spaces on the west campus. The UW Hospital Ramp (parcel # 0709-164-0101-4) is located at 610 Highland Avenue and is zoned R-5. This application is being submitted for Plan Commission action at their November 4, 2013 meeting. Construction of the improvements is scheduled to begin June 2014 and be completed in September 2015. All land is owned by the Board of Regents of the University of Wisconsin System.

Application Materials

Zoning Application
Plans (7 full size copies, 25 reduced size 11” x 17” copies, 1 letter size copy)
Letter of Intent (32 copies)
Legal Description

Project Participants

Owner: **State of Wisconsin**
 Agency: University of Wisconsin System
 Board of Regents
 Room 1860 Van Hise Hall
 1220 Linden Drive
 Madison, Wisconsin 53706

Owner’s Contact: **University of Wisconsin – Madison**
 Facilities Planning and Management
 919 WARF Building
 610 Walnut Street
 Madison, Wisconsin 53726
 Phone: 608-263-3023
 Fax: 608-265-3139
 Attn: Gary Brown
 E-Mail: gbrown@fpm.wisc.edu

Facilities Planning & Management

9th Floor WARF Building 610 Walnut Street Madison, Wisconsin 53726-2397
(608) 263-3000 FAX (608) 265-3139 TTY (608) 265-5147

Dept of Admin: **Division of Facilities Development**
101 E. Wilson Street
P.O. Box 7866
Madison, Wisconsin 53707
Phone: 608-266-7041
Attn: Tim Luttrell
E-Mail: tim.luttrell@wisconsin.gov

**Project Manager/
Structural, Electrical,
Mechanical & Civil
Engineer** **GRAEF**
125 South 84th Street, Suite 401
Milwaukee, Wisconsin 53214
Phone: 414-259-1500
Attn: Dewey Hembra, P.E.
E-Mail: dewey.hembra@graef-usa.com

Architect: **Eppstein Uhen Architects, Inc.**
222 West Washington Ave., Suite 650
Madison, WI 53703
Phone: 608-442-6692
Attn: Brad Nygaard
E-Mail: bradn@eua.com

Landscape Architect: **Ken Saiki Design**
303 South Paterson, Suite One
Madison, Wisconsin 53703
Phone: 608-251-3600
Attn: Ken Saiki
E-Mail: ksaiki@ksd-la.com

**Plumbing and:
Fire Protection** **PSJ Engineering, Inc.**
6000 Gisholt Drive, Suite 201
Madison, WI 53713
Phone: 608-223-9040
Attn: Ted Linsley
E-Mail: ted@psjengineering.com

Cost Estimating: **Middleton Construction Consulting**
330 East Kilbourn Avenue, Suite 565
Milwaukee, WI 53202
Phone: 414-716-4400
Attn: Tom Middleton
E-Mail: tom@middleton-cc.com

Construction Phasing: **J.H. Findorff & Son, Inc.**
300 South Bedford Street
Madison, WI 53703
Phone: 608-442-7361
Attn: Sam Lawrence
E-Mail: slawrence@findorff.com

Project Background:

The UW Hospital Parking Ramp (also known as Parking Ramp 75 or Lot 75) is located immediately east of the University of Wisconsin Hospital on the UW-Madison campus. The ramp is utilized by hospital staff, patients and visitors as well as west campus visitors and staff. The ramp and the adjacent surface parking lot (Lot 79) have a current capacity of 1,414 vehicle parking stalls. The ramp is a vital part of the west campus parking strategy to meet the needs of Hospital visitors and patients as well as Hospital and University staff.

The ramp is used every day of the year, 24 hours per day, 7 days per week. The peak parking demand on the current structure is high. The parking structure is the busiest in Dane County serving over 800,000 customers a year. The closing of the nearby surface Lot 60-North and Lot 85 has eliminated 423 parking spaces from the west end of campus and places an even greater demand for parking on Ramp 75. Additional parking is needed on the west end of campus to maintain the overall number of parking spaces available to users.

Project Description:

The project consists of an expansion to the existing UW Hospital Parking Ramp with additions to the south and east of the existing ramp. The UW Hospital Ramp project will be designed and constructed as an expansion to the existing 6-tier, precast concrete parking ramp on a parcel of land on the western edge of the UW-Madison campus in the Health Sciences neighborhood. Six tiers of parking will be added on the east expansion (one tier will be below grade) and five tiers will be added as part of the south expansion. The ramp will contain an additional 780 parking spaces, approximately 23 of which will be ADA van accessible. The ADA van accessible stalls will be provided on-grade at level 2. Bicycle (144 stalls) and moped parking will also be provided. The ramp will include new parking offices, two new stair towers and new exit gates at levels 1 and 2. The northeast stair tower will contain a new elevator. Valet parking stalls will be provided on level 1 (below grade) as well as a newly organized valet ramp and circulation system. The existing Stair Tower B will be preserved and updated to reflect the design of the expansion and enhance safety. The existing exit gates, including revenue control booths and the parking office, will be demolished and replaced with new exit gates and offices at the on-grade level. The façade of the parking ramp expansion will be precast concrete with brick masonry. Upgrades will be made to Highland Avenue and the Highland Avenue/Observatory Drive intersection including the addition of more turn lanes in and out of the hospital main entry drive. The Hospital entry drive will be redesigned to accommodate four lanes of traffic; two entry lanes and two exit lanes.

The proposed parking ramp expansion is part of parking changes in the west campus area which include the completed VA garage project which added 374 stalls and the 2550 University development project which added 140 stalls. The UW Hospital Parking Ramp project will add 347 stalls and relocate 423 stalls from Lots 60 and 85. A joint traffic study called the “Westside Neighborhood and University Avenue Corridor Transportation Study” is currently being prepared by Strand Associates. Preliminary results from the study show that the UW Hospital Garage accounts for 41% to 44% of the projected increased peak hour trips, about 10 to 20 vehicles per hour on streets south of University Avenue for AM peak hour conditions and 5 to 15 vph for PM peak hour conditions. The study also looked at Level of Service for major intersections. The results show that some turning movements dropped a level when the increased parking is factored in.

The estimated construction cost for the project is \$26,253,000. Public subsidy is not being requested.

Building Areas:

The existing and proposed expansion areas are as follows:

Existing:	76,118 SF
South Addition:	36,230 SF
East Addition:	23,747 SF
Total at Completion:	130,095 SF

Proposed Uses:

The proposed uses and associated square footage are as follows:

Parking:	127,063 SF
Parking Office:	2,037 SF
Mechanical:	995 SF
Total:	130,095 SF

Hours of Operation

The UW Hospital Parking Ramp is operational 24 hours a day, 7 days a week. All maintenance inside and around the site of the facility, including snow removal, will be provided by the UW-Madison Facilities Planning & Management staff or under contract by UW-Madison. Trash removal is also handled by campus facilities staff.

Number of Construction & Full-Time Equivalent Jobs Created

Based on a study entitled "The Impact of Construction on the Wisconsin Economy" by C3 Statistical Solutions, published in January 2011, every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using a related formula that 17 jobs are created for every \$1 million of construction costs, this \$26.3 million project should create approximately 447 jobs split between design and construction workers and the service industry and direct, indirect and induced jobs.

Lot Coverage and Usable Open Space Calculations

The lot is 345,851 square feet. The total open space/area outside the building footprint and other impervious area is 65,595 square feet.

Project Schedule:

Start Construction: June 2014
Substantial completion: September 2015

Legal Description of Site - See attached.

The project was presented to the City of Madison Development Assistance Team on May 23, 2013 and to the Joint West Campus Area Committee for informational purposes on February 27, 2013 and August 28, 2013. It is scheduled for action at the September 25, 2013 JWCAC meeting.

Please contact me at 608-263-3023 if you have any questions or need further information.

Thank you,



Gary A. Brown, FASLA
Director, Campus Planning & Landscape Architecture
Facilities Planning & Management, University of Wisconsin-Madison

cc: Matt Collins, UW-Madison FP&M Project Manager
Tim Luttrell, DOA/DSF Project Manager

Alder Shiva Bidar-Sielaff, District 5